



# FOR SALE/LEASE

## 66 AVENUE FACILITY

1911 66 Avenue NW,  
Edmonton, AB

**MULTIPLE CRANES**

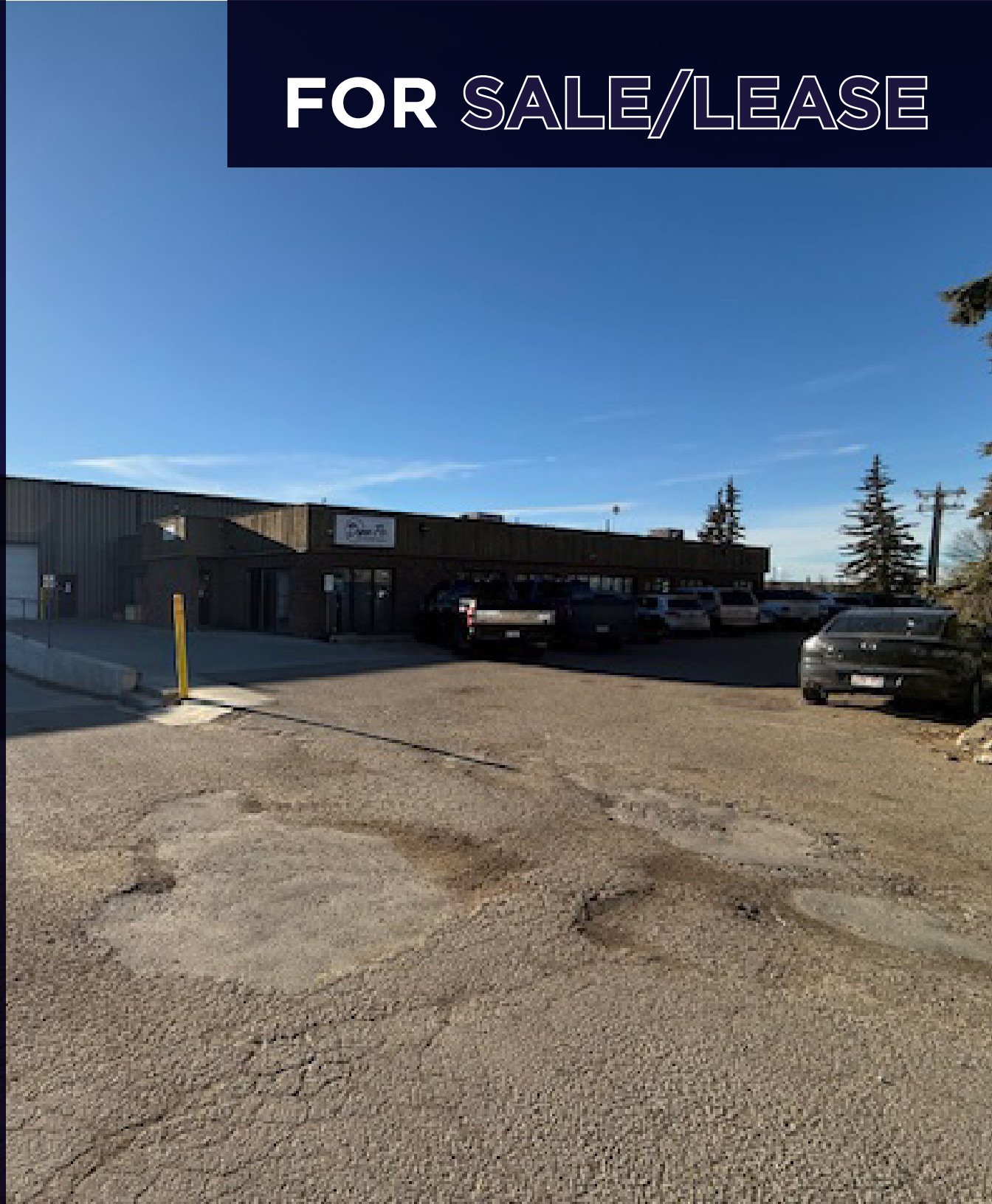
**DOCK AND GRADE  
LOADING DOORS**

**61,000 SF +/- on 4.00 Acres**

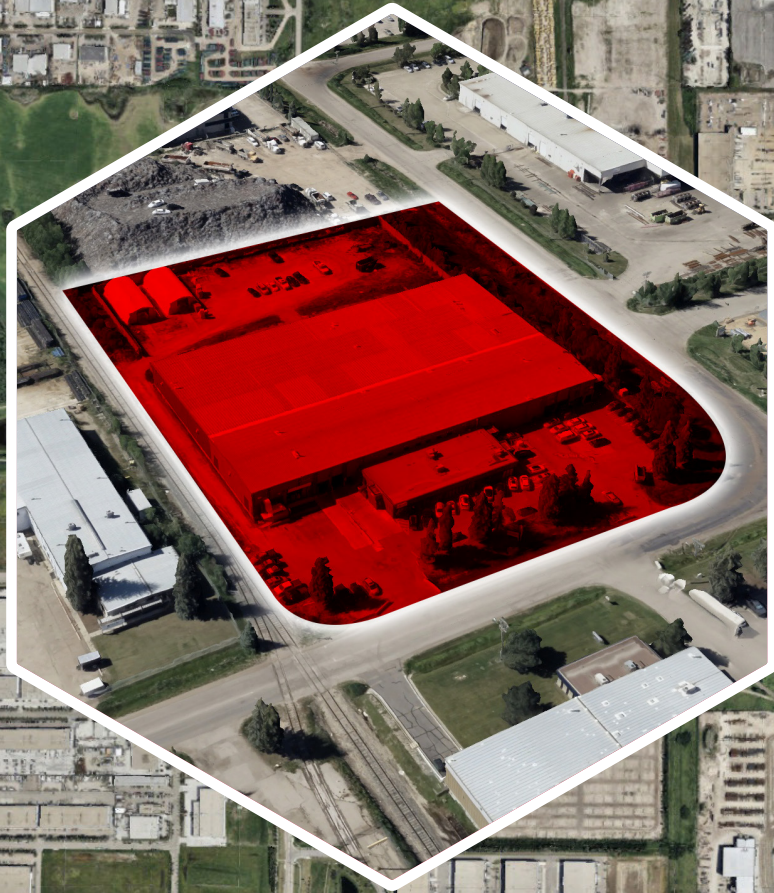
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**AERIAL**



## PROPERTY HIGHLIGHTS

- Corner lot centrally located in Southeast Edmonton with excellent access to 17 Street, Whitemud Drive, Sherwood Park Freeway and Anthony Henday Drive
- Abundant vehicle parking and fenced rear yard with two quonsets

## PROPERTY DETAILS

Municipal Address:	1911 66 Avenue NW, Edmonton, AB
Legal Description:	Plan 0421944, Block 4, Lot 26
Year Built:	1981
Site Size:	4.00 Acres
Lease Rate:	\$7.50 per SF
Total Building Size:	61,000 SF +/-
Power:	(2) Supplies: 600 volts, 400 amps & 600 amps, 240 volts

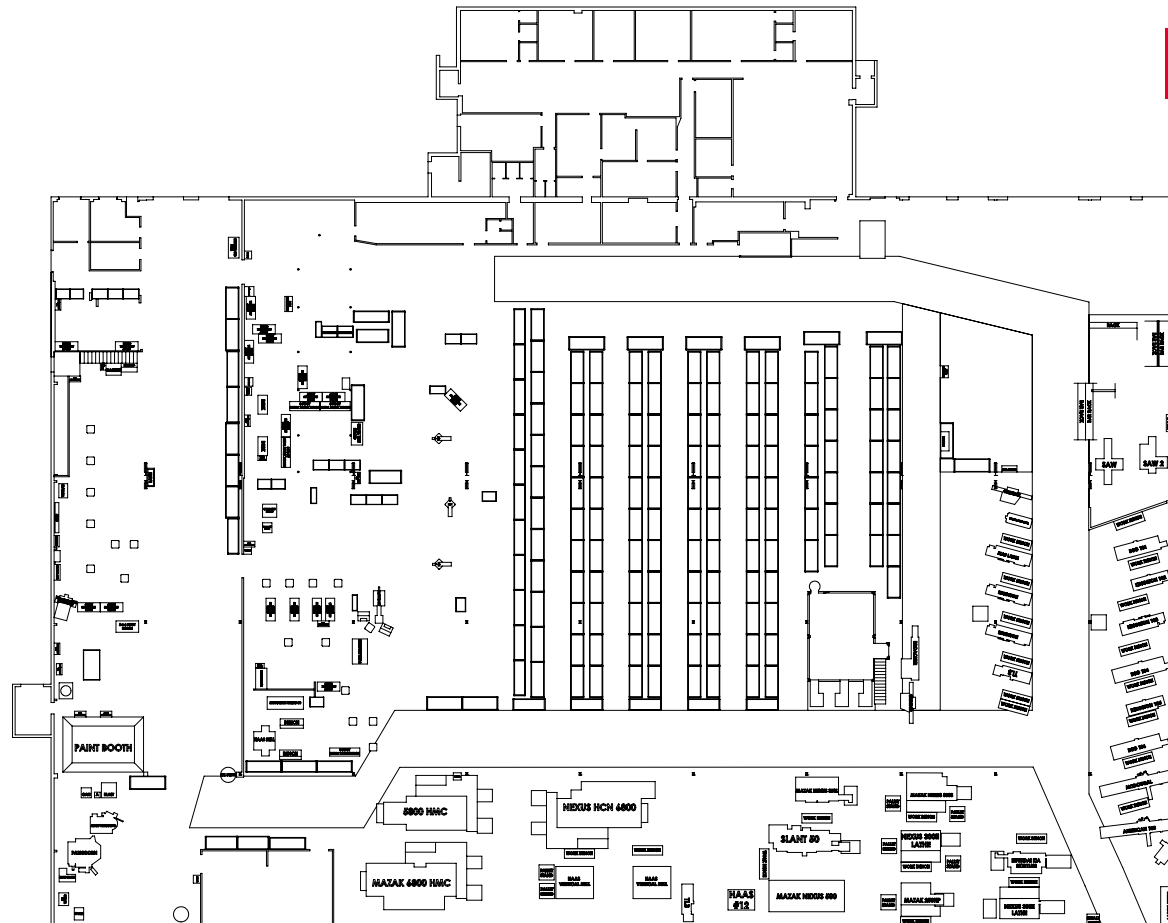
**Loading Doors:** (2) Grade 12'x14', (1)Grade 10'x14',  
(1) Grade 8'x10', (1) Dock 18'x14',  
(1) Dock 8'x10'

**Clear Height:** 18'

**Sprinkler System:** Yes

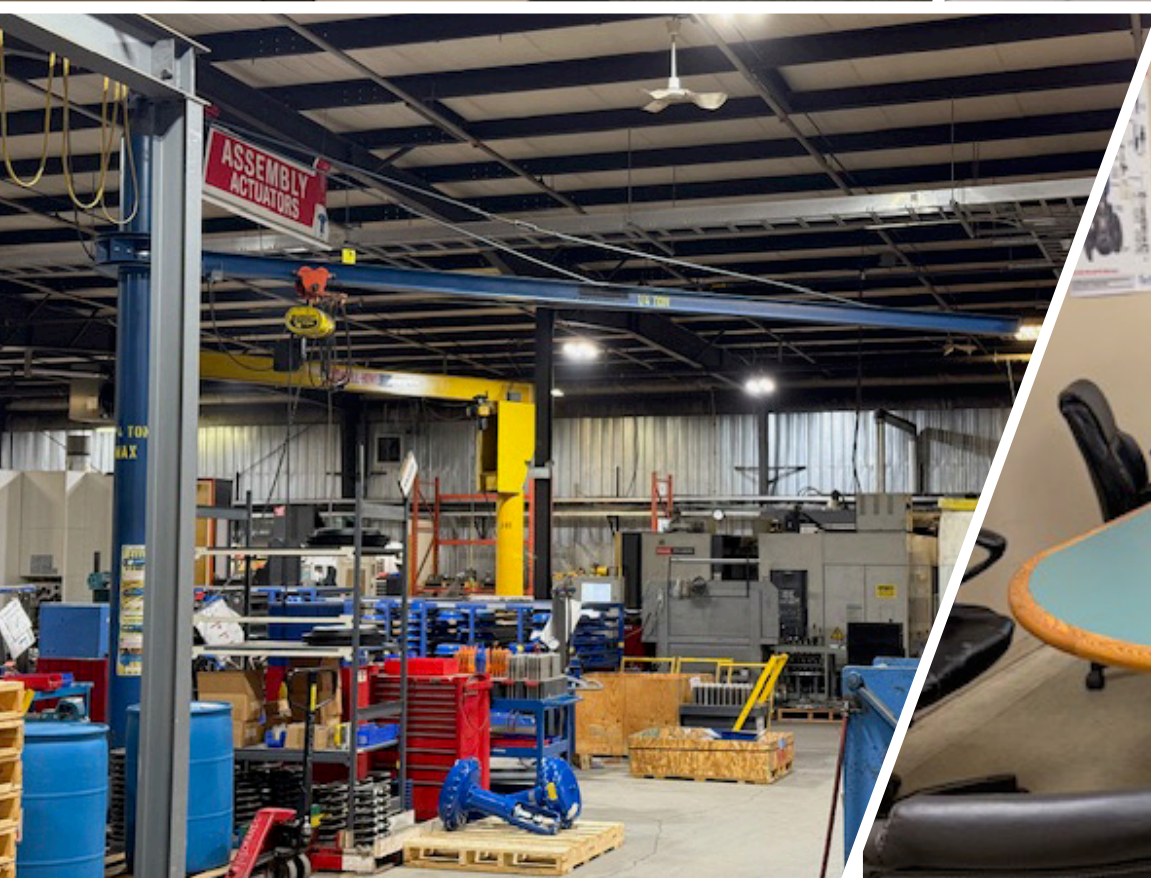
<b>Sale Price:</b>	<b>\$7,250,000</b>
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<b>Taxes:</b>	\$190,468.14 (2024)
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## FLOOR PLAN

# INTERIOR PHOTOS



# EXTERIOR PHOTOS





**CUSHMAN &  
WAKEFIELD**  
Edmonton

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